



# महाराष्ट्र शासन राजपत्र

## असाधारण भाग एक—कोकण विभागीय पुरवणी

वर्ष १, अंक ४५ ]

गुरुवार, नोवेंबर १९, २०१५/कार्तिक २८, शके १९३७

[पृष्ठे ३, किंमत : रुपये ११.००

असाधारण क्रमांक ९०

प्राधिकृत प्रकाशन

**URBAN DEVELOPMENT DEPARTMENT**

Mantralaya, Mumbai 400 032, dated 19th November 2015

***ADDENDUM***

*Read.—* (1) No. TPS-1212/1697/C.R. No. 101/Part-I/13/UD-12, dated 11th March 2015 appeared in *Maharashtra Government Gazette*, Part-I, Extra Ordinary No. 18, dated 13th March 2015.

(2) No. TPS-1212/1697/C.R. No. 101/Part-I/13/UD-12, dated 26th May 2015 appeared in *Maharashtra Government Gazette*, Part-I, dated 4-10th June 2015 on Pages 42, 43.

**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.**

No. TPS. 1212/1697/C.R.No. 101/Part-I/13/UD-12.—The Government in the Urban Development Department, has issued Notice No. TPS-1212/1697/C.R. No. 101/Part-I/13/UD-12, dated the 11th March, 2015 alongwith the Schedule III and Schedule IV, under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as 'MR and TP Act, 1966 or the said Act') for inviting suggestions/or objections from the general public in respect of the substantial modifications proposed by the Government in the Draft Development Plan for the notified area of 27 Villages of Kalyan and Ambernath Talukas of Thane District and also issued corrigendum No. TPS-1212/1697/C.R. No. 101/Part-I/13/UD-12, dated the 26th May, 2015;

In the light of the modification sanctioned by the Government in Urban Development Department *vide* Notification No. TPS-1213/1533/C.R. 278/13/UD-12, dated the 30th June, 2014 to the Regulations for the Special Township Projects to the Regional Plan of the Mumbai Metropolitan Region, in the Schedule IV of the proposed Modifications appended to the State Government Notice dated the 11th March 2015, some additions are required to be made. In the light of this, the following addendum is hereby issued by the Government.

(३)

| Sr. No. | EP No. | Sector | Modifications of Substantial Nature Proposed By the State Government under section 31(1) of the MR and TP Act, 1966 |   |
|---------|--------|--------|---|---|
|         |        |        | In place of   | Read as   |
| (1)     | (2)    | (3)    | (4)   | (5)   |
| 1.      | EP-216 | DCR    | APPENDIX-AB<br>(1.1), (1-4), AB.4[(A) and (F)], AB.<br>and (F)], AB.<br>(5.1 and 5.2)                               | APPENDIX-AB(1.4), AB.4[(A) and (F)], AB(5.2) ARE PROPOSED TO BE MODIFIED/<br>APPENDIX-AB (1.1) IS PROPOSED TO BE MODIFIED AS FOLLOWS :<br><br>ARE PROPOSED TO BE MODIFIED.  |
|         |        |        |   | <p><b>AB.1.1 AREA REQUIREMENTS :</b> Any suitable area free from all encumbrances having access by Means of an existing or a proposed Development Plan road, having a minimum width of 18 mt. can be identified for the purpose of development as "Special Township Project".</p> <p>The area notified under the Special Township Project, shall be one, contiguous, unbroken and uninterrupted and in any case shall not be less than 40 Ha. (100 acres) at one place.</p> <p><i>(Explanation.—If such minimum 40 Ha. (100 Acre) area proposed to be developed under a Special Township Project is divided by one or more water courses (such as nala, canal, etc.), existing or proposed roads of any width or railways, etc., then such area shall be considered to be continuous, unbroken, and uninterrupted, subject to the condition that the Developer shall construct necessary connecting roads or bridges as per site requirements at his own cost with, due permission from the concerned authorities.</i></p> <p>The area under Special Township Project shall not include the area under notified forest, Hill-tops, Hill-Slopes, water bodies like rivers / creeks / canals / reservoirs, Tribal lands, lands falling within the belt of 100 mt. from the High Flood Line (HFL) of major lakes, dams and their surrounding restricted areas, lands in the command area of irrigation projects, lands falling within a belt of 200 mt. from historical monuments and places of Archaeological importance, Archaeological monuments, Heritage precincts and places, any restricted areas, notified National parks, gaonthan areas and congested areas, Defence areas, Cantonment areas, truck terminus specially earmarked on Development Plan, area under Eco-sensitive Zone, other environmentally sensitive areas, Quarry Zone and Recreational and Tourism Development Zone, notified areas of SEZ, wildlife corridors and biosphere reserves,</p> |

| (1) | (2) | (3) | (4) | (5)   |
|-----|-----|-----|-----|---|
|     |     |     |     | catchment areas of water bodies, designated Port/ Harbour areas and designated Airport areas.   |
|     |     |     |     | However, such Special Township Project may also include private lands under commercial zone, industrial zone, subject to the conditions that—   |
|     |     |     |     | (i) In case of lands falling under industrial zone, minimum 60 percent built-up area from the land under such Industrial Zone shall be for the purpose of Industrial user, and the with remaining maximum 40 percent, for the Residential and Allied users ; and                        |
|     |     |     |     | (ii) In case of lands falling under, commercial zone, minimum 50 percent built-up area from the land under commercial Zone shall be for the purpose of commercial user and the remaining maximum 50 percent for the Residential and Allied users.                                       |
|     |     |     |     | <i>Explanation :—</i> The minimum built-up area prescribed under the aforesaid proviso towards the main user of such zone shall be in addition to the built-up area required [under Regulation 4(j)] towards Economic Activity over the remaining area of the Special Township Project. |
|     |     |     |     | APPENDIX-AB. (5.1) IS PROPOSED TO BE MODIFIED AS FOLLOWS :  |
|     |     |     |     | AB. 5.1 SPECIAL TOWNSHIP IN RESIDENTIAL ZONE, URBANISABLE ZONE, COMMERCIAL ZONE, INDUSTRIAL ZONE  |
|     |     |     |     | (i) The admissible FSI in respect of a Special Township Project in the Residential, Urbanisable Zone, Commercial Zone, and Industrial Zone within the Development Plan area shall be as given below.  |

By order and In the name of the Governor of Maharashtra,

SUNIL PHATAK,  
Section Officer.